

047.0

0007

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,049,000 / 1,049,000

APPRAISED: 1,049,000 / 1,049,000

USE VALUE: 1,049,000 / 1,049,000

ASSESSED: 1,049,000 / 1,049,000

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
1-3		JEAN RD, ARLINGTON

Legal Description							User Acct
							33715
							GIS Ref
							GIS Ref
							Insp Date
							10/05/16
							14024!

OWNERSHIP	Unit #:
Owner 1: KAES OTTO J	
Owner 2:	
Owner 3:	
Street 1: 2005 LEWIS O'GRAY DRIVE	
Street 2:	

Twn/City:	SAUGUS
St/Prov:	MA
Postal:	01906

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2422 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

10/27/2015	1645	Redo Kit	24,900					

ACTIVITY INFORMATION
Date Result By Name
10/5/2016 Left Notice DGM D Mann
10/5/2016 Measured DGM D Mann
10/5/2016 Permit Visit DGM D Mann
4/16/2009 Measured 372 PATRIOT
6/26/2000 Inspected 263 PATRIOT
6/6/2000 Missed Appt. 163 PATRIOT
3/1/2000 Measured 270 PATRIOT
11/1/1981 KM

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits	Sq. Ft.	Site	0	80.	1.00	1														
104 Two Family	6000																	480,000		480,000



EXTERIOR INFORMATION

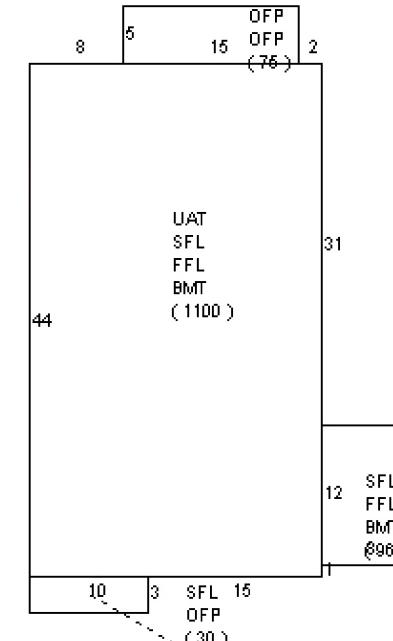
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.08352602
Const Adj.:	0.98000199
Adj \$ / SQ:	191.134
Other Features:	136500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693559
Depreciation:	129002
Depreciated Total:	564557

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	191.13	
Special Features:	0	Val/Su Net:	138.62	
Final Total:	564600 <th>Val/Su SzAd:</th> <td>233.11</td> <td></td>	Val/Su SzAd:	233.11	

PARCEL ID

047.0-0007-0005.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400

More: N

Total Yard Items: 4,400

Total Special Features:

Total: 4,400

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,226	191.130	234,331						
BMT	Basement	1,196	57.340	68,579						
FFL	First Floor	1,196	191.130	228,597						
UAT	Upper Attic	275	76.450	21,025						
OPF	Open Porch	180	25.150	4,528						
	Net Sketched Area:	4,073		557,060						
	Size Ad	2422	Gross Area	4898	FinArea	2422				

IMAGE**AssessPro Patriot Properties, Inc**